

# LOTS FOR SALE

## Two Residential Lots

*Offered at \$45,000  
and \$65,000*

### Highlight Features:

- Small development on a private bay on the Missouri River
- Block 1, Lot 7 has a well, and rural water tap is on both lots
- Quiet, unspoiled area with low traffic located next to the water
- Great fishing and abundant wildlife
- Located within 5 miles of a casino, golfing, restaurants, and more



L-1600645

**Property Location:** The property is located two miles from Pickstown, South Dakota.

**Legal Description:** Two lots, legally described as: Lot 6, Blk 2, Svatos Addition, E $\frac{1}{2}$ SW $\frac{1}{4}$  30-96-65 and Lot 7, Blk 1, Svatos Addition, W $\frac{1}{2}$ SE $\frac{1}{4}$  30-96-65, Charles Mix County, South Dakota.



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For additional information, please contact:

**Mark VanDerWerff, Agent**

Armour, South Dakota

Cell: (605) 530-6314

[MVanderwerff@FarmersNational.com](mailto:MVanderwerff@FarmersNational.com)

[www.FarmersNational.com/MarkVanDerWerff](http://www.FarmersNational.com/MarkVanDerWerff)



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# Property Information

**Property Description:** Two, beautiful Missouri River lots located close to the water in a very private area of Lake Francis Case. These lots are in a very scenic area that is rich with wildlife and close to many recreational opportunities including golfing, fishing, and hunting. And, a gaming casino is just five miles away. If you are looking for a vacation getaway - check this out!

**Taxes:**

Lot 6: \$506.20 per year Lot 7: \$879.38 per year

**Price:**

Lot 6: \$45,000 Lot 7: \$65,000



### Aerial Maps



### Property Location Map



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.